



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: February 22, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: John J. Ostrosky, Chairman
Dorbert A. Thomas, Clerk
Patricia M. Banks

Absent: Robert P. Jacques, Vice-Chairman
Kenneth F. Polito

Also Present: Brad Stone, Agent

Mr. Ostrosky opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Conservation Commission noted that Minutes are being prepared and will be mailed for their review and approval at the next meeting.

2. Signed bills.

3. Meetings and Hearings – 7:05 P.M.

Mr. Ostrosky announced at the beginning of the hearings that the following projects have asked for continuances. *The Commission voted to allow these continuances to the regular scheduled meeting on March 15, 2005, at 7:05 P.M.:*

- 1) Sage Inventors, Inc., for 360 Hartford Turnpike
- 2) AvalonBay Communities, Inc., for 870-890 Hartford Turnpike
- 3) 16 Brook Street, Lot 2

285-1248 Continued – Public Hearing regarding the Notice of Intent filed by Sage Investors, Inc. for the construction of a commercial building and parking lot at 360 Hartford Turnpike

Mr. Ostrosky continued the hearing to March 15, 2005, at 7:05 P.M.

285-1324 Continued – Public Hearing regarding the Notice of Intent filed by Cutler Brown Development Co., LLP for the construction of a subdivision roadway and utilities at the Grand View Subdivision, 96 High Street

Attending the hearing were Attorney David Brown and Chris Cutler – the developers.

Attorney Brown said there were two remaining issues the Commission was concerned about:

- 1) An adequate erosion control plan; he reviewed the erosion control plan. He said they also changed the drainage swale to a solid pipe.
- 2) A sequencing plan; he said they will construct the entire roadway before doing any homes.

Mr. Ostrosky officially closed the hearing.

285-1311 Continued – Public Hearing regarding the Notice of Intent filed by AvalonBay Communities, Inc. for the construction of a 264-unit rental apartment community with associated grading, drainage, parking, access road and other appurtenances at 870-890 Hartford Turnpike

Mr. Ostrosky continued the hearing to March 15, 2005, at 7:05 P.M.

285-** Public Hearing regarding the Notice of Intent filed by Fragile, LLC for the construction of a warehouse/office building at 226 Cherry Street**

Mike Scott – the engineer from Waterman Design, Inc., attended the hearing. Mr. Polito abstained from the hearing, due to possible conflict of interest.

Mr. Scott said this is a new filing. He said there were notification issues and revisions to the plan.

Mr. Scott said they will be cleaning up the area as discussed in December. He said some of the vehicles will be stored inside. He said they are proposing 2500 sq. ft. of replication.

Mr. Scott reviewed some of the changes that were done, including reducing the size of the building. He said the closest point of the building is 55 feet from the wetland area.

Mr. Scott commented that they met with the Town Engineer.

Mr. Scott said the replication will be approximately 1.8:1.

Mr. Ostrosky officially closed the hearing.

RDA Public Meeting regarding the Request for Determination of Applicability filed by James Ciullo to determine areas subject to jurisdiction of the Wetlands Protection Act at 8 Norwood Avenue

Attending the hearing were James Ciullo – the homeowner, and Scott Morrison – the engineer from Ecotec.

Mr. Morrison said it appears that there was damming going on which may have caused the water problem. Mr. Stone said he has been on-site.

The Commission voted to issue a negative determination for the isolated wetland ('A Series') and voted the 'B Series' is within their jurisdiction.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by Michael Griffin for the construction of a single family home at 13 Bannister Street**

Attending the hearing was Michael Griffin – the property owner, and James Tetreault – the engineer from Thompson and Liston. Mr. Tetreault said this Notice was for construction of a single family home, on a 1.59 acre lot.

Mr. Tetreault said they have received approval from the Boylston Board of Health.

Mr. Tetreault said the main issue is the proximity of the work. He said they are proposing a 10-foot wide driveway; and it will be 7 to 9 feet off two of the wetland flags. He said the driveway is going downhill and then up to the house. He said the house is 77 feet away and it is the driveway where there might be concern.

Mr. Tetreault said there are no Riverfront or Natural Heritage issues.

Mrs. Banks asked about plowing. Mr. Tetreault said that is why the driveway is located where it is, instead of along the lot line. Mrs. Banks expressed concern about what will happen during construction.

Mr. Ostrosky said there should be some kind of permanent structure along wetland flags that are close to the driveway. Mr. Tetreault said that would be fine.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by Paul Venti for the demolition of an existing home and construction of a new home at 18 Ek Court**

Attending the hearing were Paul Venti – the homeowner, and Glenn Krevosky – the wetlands specialist. Mr. Krevosky said he wants to demolish the existing house and construct a new one.

Mr. Krevosky said presently the closest point of the house to the wetland area is 53 feet; and said the proposed house will be 55 feet as the closest point to the wetland area. He said the closest post-grading will be 43 feet. He also commented that they are not infringing on the 100-year flood plain.

Mr. Krevosky said he will modify the plan to show the haybale line and add the driveway.

Mr. Ostrosky continued the hearing to March 15, to do a revised plan for review.

285-** Public Hearing regarding the Notice of Intent filed by Steve Greene for the construction of a single family dwelling at 16 Brook Street, Lot 2**

Mr. Ostrosky continued the meeting to March 15, 2005, at 7:05 P.M.

285-** Public Hearing regarding the Notice of Intent filed by Joseph Cariglia for the remediation of disturbance within the Buffer Zone at 141 Spring Street**

Attending the hearing was George Connors – the engineer from Connorstone. Mr. Connors said Mr. Cariglia had cut a total of 30 trees near his property. He said before the grass growing season, they will try to do some remedy.

Mr. Connorstone said they are proposing to plant 6 Rhodendron along line where the tree cutting took place, and they will be placed there because there is sunlight to help with growth. He said the tree cutting was done in buffer zone.

Mr. Ostrosky thought maybe some other fast growing plant could be planted.

Mr. Connorstone said he will be in with another NOI for the fence.

Kathy Ellis, 10 Kalamat Farms Circle, listed the following items:

- 1) It is her understanding that Rhodendrons don't grow well in wetland. Mr. Connorstone said the type that they are proposing will grow in a wetland environment.
- 2) Expressed concern about the two large leaning trees. Mr. Connorstone said these trees will be cut down and commented that in the NOI filing it will be determined what will be done with the trees.
- 3) Commented that at least six of the trees which seem to be marked are on the Ellis property.
- 4) She noted that there are 70 more marked to be cut.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by Summit Ridge Estates for improvements to an existing sewer pump station at 60 Hill Street**

Attending the hearing was David Parmenter – the builder. He said they are going to upgrade the wet well at Hill Street Pump Station. He said they are going to put a new wet well next to the existing, to make a larger one. He said they would like to get going on this next month; and commented that they are far behind of when they wanted to get this done. He said they should just need to talk about the work with Engineering, to prepare and then maybe just take a few days to do the work, weather permitting.

Mr. Ostrosky expressed concern about the extra water problems. Mr. Parmenter said when they use a settling area, there are standby tanks to take it out if there is a problem.

Mr. Parmenter suggested a pre-construction meeting with the Town Engineer.

Mr. Ostrosky officially closed the hearing.

4. New Business

a. Discussed/Signed Draft Orders of Conditions and Requests for Determination of Applicability

- 285-1248** **360 Hartford Turnpike** - continued
285-1324 **Grand View, 96 High Street** – conditionally approved
285-1311 **870-890 Hartford Turnpike** – continued
285-1318 **226 Cherry Street** – conditionally approved
RDA **8 Norwood Avenue** – The Commission voted that the B Series area is within the jurisdiction of the Commission; the A Series area is isolated and not within their jurisdiction
285-**** **13 Bannister Street** – conditionally approved
285-**** **18 Ek Court** – continued
285-**** **16 Brook Street, Lot 2** – continued
285-**** **141 Spring Street** – conditionally approved
285-**** **60 Hill Street** – conditionally approved

5. Old Business

a. Discussed/Signed Extension Permits

- 285-1116** **Flint Pond** – The Commission voted a three year extension
285-#### **Lots 8-12, 14, 17, 18, 26, 27, 30, 31 (separate file #'s for each lot)**
 Hickory Hill Estates – the Commission voted a three year extension

6. Correspondence

7. Miscellaneous

a) Southwoods detention basin reconstruction

Mr. Stone said he is looking to the Commission for guidance on the permitting of the detention basin reconstruction. He said Avalon will probably be doing the work.

The Commission agreed that Avalon should file the Notice of Intent and then they would have the new homeowner signature, so there is a record that they agreed to it.

The meeting adjourned at 9:00 P.M.

Respectfully Submitted,

Annette W. Rebovich